



INVESTMENT **SALE**

4-BUILDING COMMERCIAL PROPERTY

3326 FORGE HILL ROAD | STREET, MARYLAND 21154



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4 income-producing buildings totaling 6,602 SF and including auto garage, residential, and storefront retail components
- Income-producing billboard also located on-site
- High visibility with nearly 750 feet of frontage on heavily trafficked Route 1 (Conowingo Rd)

AUTO GARAGE:	2,100 SF ± (4 DRIVE INS)
RETAIL & APTS.:	3,310 SF ± (STOREFRONT & 2 BR APTS.)
MOBILE HOME:	690 SF ±
FARMHOUSE:	2,595 SF ± (2 LEVELS 4 BR)
LOT SIZE:	3.918 ACRES ±
TRAFFIC COUNT:	13,250 AADT (CONOWINGO RD/RT. 1)
ZONING:	B3 (GENERAL BUSINESS DISTRICT)
	AG (AGRICULTURE)
SALE PRICE:	\$1,600,000



SITE PLAN



FINANCIAL SUMMARY

— RENT ROLL:

Tenant:	Size (SF)	Actual Rent		Potential Rent		Total Potential Yearly Income	Lease Exp.
		Monthly	Yearly	Monthly	Yearly		
Auto Repair Garage	2,100	\$4,000	\$48,000		\$-		
Retail Store (Vacant)	1,700	\$2,500	\$30,000				
Apartment A	850	\$1,200	\$14,400		\$-		
Apartment B (Vacant)	850		\$-	\$1,200	\$14,400		
Trailer	684	\$850	\$10,200		\$-		
Billboard	-	\$250	\$3,000		\$-	10-20 Yrs.	
Storage Yard		\$1,000	\$12,000		\$-		
Farmhouse (Vacant)	2,595			\$2,000	\$24,000		
Totals:	8,779	\$9,800	\$117,600	\$3,200.00	\$38,400	\$156,000	
Expenses:						\$20,588	
Net Rental Revenue:						\$97,012	\$135,412
Sales Value @ 7.50%						\$1,293,493	\$1,805,493

Notes:

- \$300,000 of Capital Improvements have been made in 2023
- New HVAC and Water heaters in Retail-Apartment building
- The Seller handles the maintenance and landscaping of the property himself
- The Seller is willing to rent the Retail Store

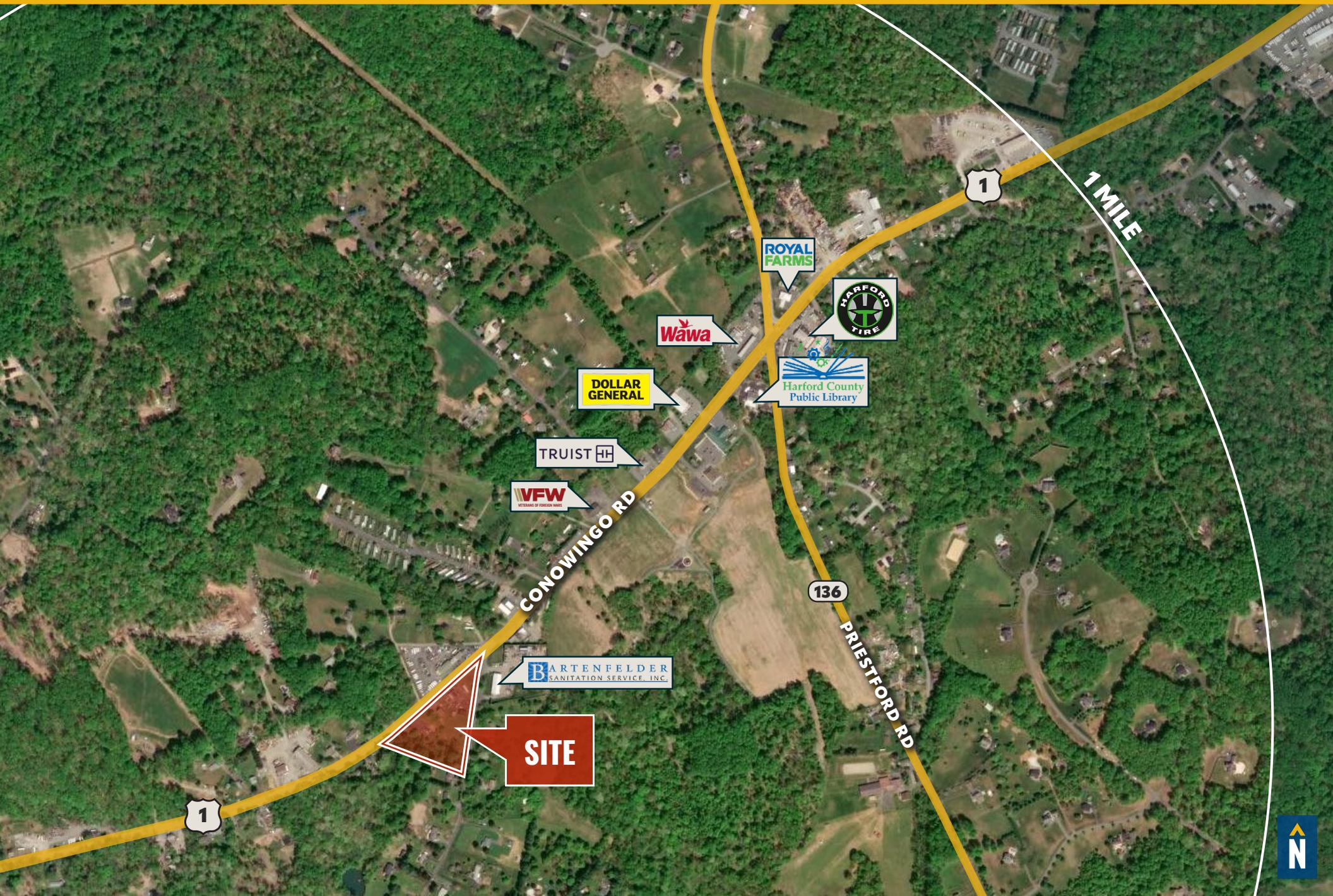
EXPENSES:

Expense:	2023/2024
Taxes	\$7,508
Insurance	\$5,000 (Estimate)
CAM	
Repairs & Maintenance	\$3,000 (Estimate)
Snow Removal	\$1,025
Trash Removal	\$1,980
Grass Cutting	\$2,500 (Estimate)
Utilities	
Electric	\$600
Total CAM:	\$9,105
Total Expenses:	\$20,588

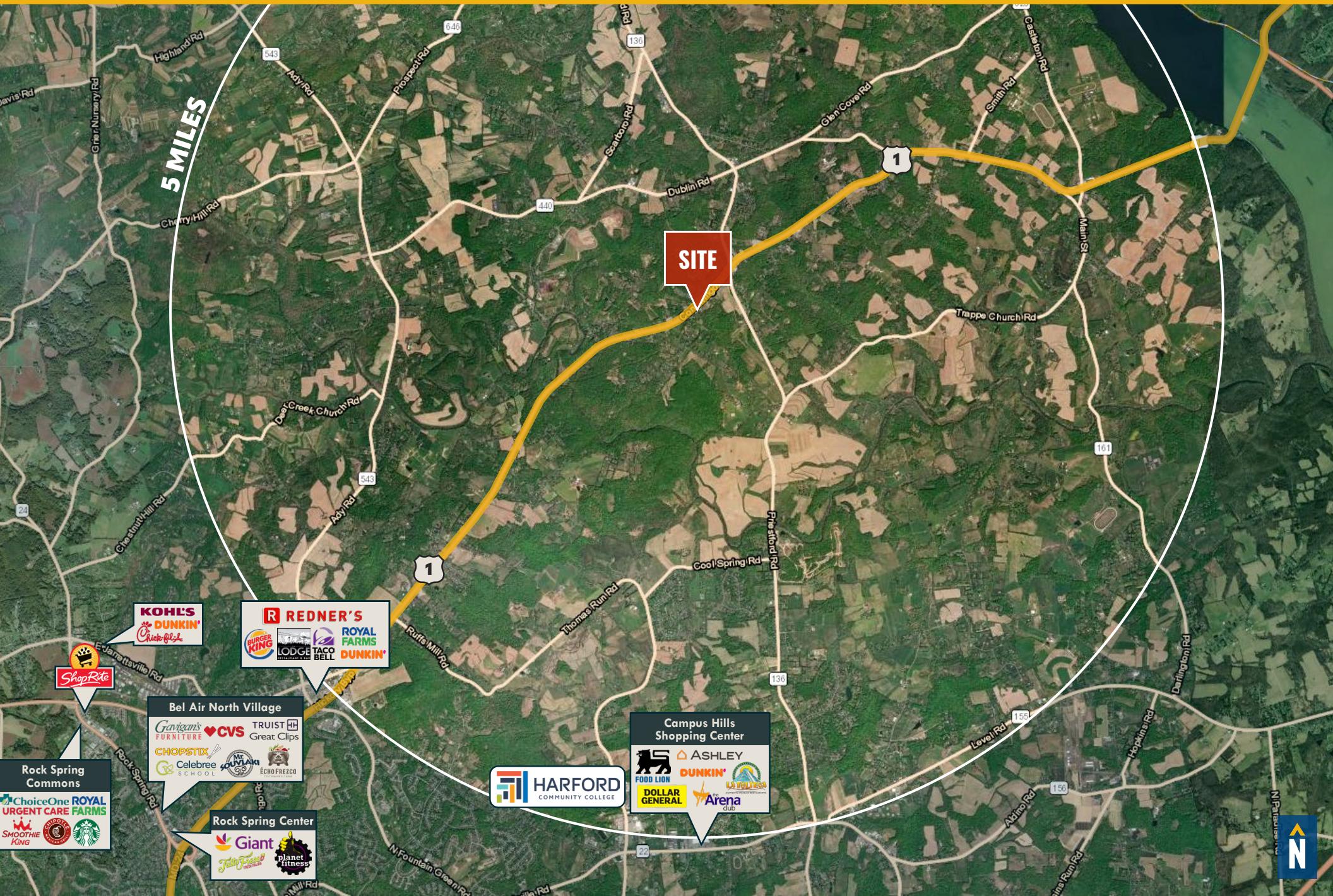
PHOTOS: AUTO GARAGE



LOCAL TRADE AREA



REGIONAL TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,122

4,897

14,078

DAYTIME POPULATION



1,211

3,965

11,464

AVERAGE HOUSEHOLD INCOME



\$91,581

\$117,493

\$136,607

NUMBER OF HOUSEHOLDS



431

1,850

5,154

MEDIAN AGE



47.0

47.3

47.5

DOMINANT LIFESTYLES: 2 MILE RADIUS

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49%
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: 42.6
Median Household Income: \$92,900

33%
SOUTHERN SATELLITES



This market is typically nondiverse, slightly older, settled married-couple families, who own their own homes. These consumers are more concerned about cost rather than quality or brand loyalty.

Median Age: 40.3
Median Household Income: \$47,800

10%
SALT OF THE EARTH



These citizens are older, many with grown children that have moved away, and are entrenched in their traditional, rural lifestyles. They are cost-conscious consumers and loyal to brands they like.

Median Age: 44.1
Median Household Income: \$56,300

FULL DEMOS REPORT

FOR MORE INFO CONTACT:



NICK MAGGIO

REAL ESTATE ADVISOR

410.494.4880

NMAGGIO@mackenziecommercial.com



TOM MOTTLEY

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217

TMOTTLEY@mackenziecommercial.com



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



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